

ORDINANCE NO. _____

An ordinance amending certain provisions of Articles 4 and 9 of Chapter IX of the Los Angeles Municipal Code to establish citywide water efficiency standards and require water-saving systems and technologies in buildings and landscapes to conserve and reduce water usage.

WHEREAS, on January 17, 2014, under the provisions of section 8625 of the California Emergency Services Act (“CESA”), Governor Jerry Brown proclaimed a State of Emergency throughout the State of California (“California”) due to severe drought conditions and called upon local municipalities to implement local water shortage contingency plans immediately;

WHEREAS, on April 25, 2014, under the provisions of sections 8558(b), 8567, and 8571 of CESA, Governor Brown proclaimed a Continued State of Emergency to exist throughout California due to the ongoing drought;

WHEREAS, on October 14, 2014, Mayor Eric Garcetti issued Mayoral Executive Directive No. 5, which called upon the Department of Building and Safety, in collaboration with the Department of Water and Power and the Bureau of Sanitation, to propose building code changes to require water-saving technologies in buildings and landscapes;

WHEREAS, on April 1, 2015, Governor Brown issued Executive Order B-29-15 that, in part, directs the State Water Resources Control Board to implement mandatory restrictions on water suppliers to achieve a statewide 25 percent reduction in potable urban water usage through February 2016;

WHEREAS, Executive Order B-29-15 also ordered implementation of new statewide initiatives to increase enforcement against wasteful water use, invest in new water-saving technologies, and streamline the response of local governments;

WHEREAS, on April 14, 2015, the Metropolitan Water District of Southern California—of which Los Angeles is a member agency—voted to reduce regional deliveries by 15%;

WHEREAS, on June 17, 2015, the City Council of the City of Los Angeles adopted a Resolution to establish the City’s support for Executive Order B-29-15, which will help Los Angeles and California endure historic drought conditions;

WHEREAS, on November 13, 2015, Governor Brown issued Executive Order B-36-15 that, in part, ordered Executive Order B-29-15 and prior State of Emergency Proclamations to remain in full force and effect, and the State Water Board to extend its restrictions concerning urban potable water usage until October 31, 2016 if drought conditions persist through January 2016;

WHEREAS, on February 2, 2016, the State Water Board found that drought conditions continue to exist, and extended water use restrictions pursuant to Executive Order B-36-15;

WHEREAS, California is in the fifth year of a drought, with rainfall significantly below normal, the Sierra snowpack below its historic average, and many of California's reservoirs below their seasonal averages;

WHEREAS, a distinct possibility exists that the current drought will stretch into a sixth straight year in 2017 and beyond;

WHEREAS, the statewide drought has led the City of Los Angeles to increase its use of imported water to over 80% and its supply of imported water is at immediate and long-term risk, due to climate change, the high likelihood of damage to levees and aqueducts during a major earthquake, and state regulatory cuts in water allocation;

WHEREAS, outdoor water use accounts for more than half of all residential water use in Los Angeles;

WHEREAS, it is critical that California and Los Angeles ensure that enough water remains available for human health and safety, growing food, fighting wildfires, and protecting fish and wildlife; and

WHEREAS, Los Angeles has been a leader in reducing water consumption, consuming less water than it did in 1970, and will continue to lead California towards a more sustainable future.

NOW THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 94.210.0. H. of the Los Angeles Municipal Code is amended by adding new definitions in alphabetical order to read as follows:

Hot Water Recirculation System. A hot water system that uses the hot water return line and/or supply line connected to a water heater to enable continuous delivery of hot water to fixtures.

Hot Water System. A system that distributes hot water, consisting of a water heater, piping, and related equipment and devices.

Sec. 2. Section 94.221.0. S. of the Los Angeles Municipal Code is amended by adding a new definition in alphabetical order to read as follows:

Smart Hot Water Recirculation System. A hot water recirculation system that is capable of monitoring and recording hot water usage patterns for optimal pump activation.

Sec. 3. A new Subsection 94.610.4.1 is added to the Los Angeles Municipal Code to read as follows:

94.610.4.1. Hot Water Delivery. Hot water systems shall comply with Subsection 94.610.4.1.1, 94.610.4.1.2, or 94.610.4.1.3.

EXCEPTIONS:

1. Multi-family buildings where each unit is sub-metered and where the building has a central hot water heating system.
2. Additions that are supplied by any portion of the existing water heating system.
3. Alterations that do not include replacing all of the potable water piping.

94.610.4.1.1. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.

94.610.4.1.2. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons. Hot water recirculation systems may include, but are not limited to, the following:

- (1) Timer-initiated systems.
- (2) Temperature sensor-initiated systems.
- (3) Occupancy sensor-initiated systems.
- (4) Smart hot water recirculation systems.
- (5) Other systems acceptable to the Department.

94.610.4.1.3. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:

- (1) The hot water supply piping from the water heater to the fixtures shall take the most direct path;
- (2) The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the 2013 California Energy Code Residential Appendix; and
- (3) The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the 2013 California Energy Code Residential Appendix.

Sec. 4. Subsection 99.02.201.4 of the Los Angeles Municipal Code is amended to read as follows:

99.02.201.4. Terms Not Defined. Where terms are not defined as prescribed in this section, such terms shall have ordinarily accepted meanings such as context applies. The definitions in Webster's Third New International Dictionary of the English Language, Unabridged shall be considered as providing ordinarily accepted meanings.

Sec. 5. A new Section 99.02.202 of the Los Angeles Municipal Code is added to read as follows:

SEC. 99.02.202. DEFINITIONS.

Section 202 of the CALGreen Code is adopted by reference with the following amendments:

The following CALGreen Code definitions are not adopted:

CALIFORNIA BUILDING CODE

CALIFORNIA ELECTRICAL CODE

CALIFORNIA MECHANICAL CODE

CALIFORNIA PLUMBING CODE

CALIFORNIA RESIDENTIAL CODE

The following definitions are added:

ACCESSIBLE. Having access thereto, but which first may require the removal of an access panel door or similar obstruction.

AUTHORITY HAVING JURISDICTION. The Department of Building and Safety of the City of Los Angeles.

DEPARTMENT. The Department of Building and Safety of the City of Los Angeles.

LOS ANGELES BUILDING CODE. The current version of the Los Angeles Building Code, Articles 1 and 8 of Chapter IX of the Los Angeles Municipal Code.

LOS ANGELES BUILDING STANDARDS CODE. The current version of the Los Angeles Building Standards Code, Articles 1 thru 9 of Chapter IX of the Los Angeles Municipal Code.

LOS ANGELES ELECTRICAL CODE. The current version of the Los Angeles Electrical Code, Article 3 of Chapter IX of the Los Angeles Municipal Code.

LOS ANGELES MECHANICAL CODE. The current version of the Los Angeles Mechanical Code, Article 5 of Chapter IX of the Los Angeles Municipal Code.

LOS ANGELES PLUMBING CODE. The current version of the Los Angeles Plumbing Code, Article 4, Chapter IX of the Los Angeles Municipal Code.

LOS ANGELES RESIDENTIAL CODE. The current version of the Los Angeles Residential, Article 1.5, Chapter IX of the Los Angeles Municipal Code.

The following terms are modified as follows:

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the Los Angeles Plumbing Code.

Sec. 6. A title for Section 99.04.303 of the Los Angeles Municipal Code is added to read as follows:

SEC. 99.04.303. INDOOR WATER USE.

Sec. 7. A new Subsection 99.04.303.3 is added to the Los Angeles Municipal Code to read as follows:

99.04.303.3. Water Submeters [N]. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or sub-meter within each individual dwelling unit and within common areas, such as recreation and laundry rooms.

Sec. 8. A new Subsection 99.04.303.4 of the Los Angeles Municipal Code is added to read as follows:

99.04.303.4. Water Use Reduction. A 20 percent reduction in the overall use of potable water within the building shall be provided. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Building Standards. The 20 percent reduction in potable water use shall be demonstrated by the following method:

99.04.303.4.1. Performance Method. A calculation demonstrating a 20 percent reduction in the building “water use baseline”, as established in Table 99.04.303.4.1, shall be provided.

EXCEPTIONS:

1. Projects with plumbing fixtures and fittings that comply with the maximum flow rate values in Table 99.04.303.4.2.
2. Additions and alterations to buildings where the new fixtures and fittings comply with the maximum flow rate values in Table 99.04.303.4.2.
3. Buildings utilizing recycled water in accordance with Section 99.04.305.2.
4. Replacement of plumbing fixtures and fittings.

**TABLE 99.04.303.4.1
WATER USE BASELINE³**

FIXTURE TYPE	BASELINE FLOW RATE	DURATION	DAILY USES	OCCUPANTS²
Showerheads	2.0 gpm @ 80 psi	8 min.	1	X ^{2a}
Lavatory Faucets, Residential	1.5 gpm @ 60 psi	.25 min.	3	X
Lavatory Faucets, Common/Public Uses	0.5 gpm @ 60 psi	.25 min.	3	X
Kitchen Faucets	1.8 gpm @ 60psi	4 min.	1	X ^{2b}
Metering Faucets	0.25 gallons/cycle		3	X
Water Closets	1.28 gallons/flush	1 flush	1 male ¹ 3 female	X
Urinals	0.125 gallons/flush	1 flush	2 male	X

Effective July 1, 2016, the maximum flow rate for residential lavatory faucets will be 1.2 gpm at 60 psi in accordance with Title 24 of the California Code of Regulations.

Fixture "Water Use" = Flow rate X Duration X Occupants X Daily uses

1. The daily use number shall be increased to three if urinals are not installed in the room.
2. Refer to Table A, Chapter 4 of the Los Angeles Plumbing Code, for occupant load factors.
 - a. Shower use by occupants depends on the type of use of a building or portion of a building. For example, the total occupant load for a health club, but only a fraction of the occupants in an office building as determined by the anticipated number of users.
 - b. Kitchen faucet use is determined by the occupant load of the area served by the fixture.
3. Use Worksheet WS-1 of the 2013 CALGreen Code to calculate baseline water.

**TABLE 99.04.303.4.2
WATER REDUCTION FIXTURE FLOW RATES**

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Lavatory Faucets, Residential	1.2 gpm @ 60 psi
Kitchen Faucets*	1.5 gpm @ 60 psi
Metering Faucets	0.2 gallons/cycle
Showerheads	1.8 gpm @ 80 psi
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

** Kitchen faucets may temporarily increase the flow to 2.2 gpm at 60psi, and must default to 1.5gpm at 60psi. This requirement does not apply to a faucet in commercial kitchens or in buildings that have water closets with a maximum flush rate of 1.06 gpf installed throughout.*

Sec. 9. A title for Section 99.04.304 of the Los Angeles Municipal Code is added to read as follows:

SEC. 99.04.304. OUTDOOR WATER USE.

Sec. 10. Subsection 99.04.304.1 of the Los Angeles Municipal Code is amended to read as follows:

99.04.304.1. Outdoor Potable Water Use in Landscape Areas. On or after June 1, 2015, a water budget shall be developed for landscape irrigation use that conforms to the local water efficient landscape ordinance or to the California Department of Water Resources' Model Water Efficient Landscape Ordinance, whichever is more stringent.

The following factors shall be effective until subsequent revision of the MWELo by the California Department of Water Resources (DWR).

1. ET Adjustment Factor (ETAF) - 0.55.
2. Special Landscape Areas (SLA) - 0.45. (The resulting total ETAF for SLA shall be 1.0).

Notes:

1. Prescriptive measures to assist in compliance with the water budget are available in the Model Water Efficient Landscape Ordinance which may be found at: <http://www.water.ca.gov/wateruseefficiency/docs/WaterOrdSec492.cfm>

2. The water budget calculator for use with the 0.55 ETAF is available at: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

99.04.304.1.1. Methods to Reduce Potable Water Use. Other methods to reduce potable water use in landscape areas include but are not limited to:

1. Use of captured rainwater, recycled water, or graywater designed per the *Los Angeles Plumbing Code*.

a. The use of potable water may be used as a back-up water supply for on-site water recycling and/or reuse systems may be allowed by the Authority Having Jurisdiction (AHJ), provided that it can be demonstrated to the AHJ that the amount of potable water used as back-up in the water recycle or reuse system is less than that which would have been used by other means authorized by the AHJ.

2. Water treated for irrigation purposes and conveyed by a water district or public entity.

99.04.304.1.2. Authorized Potable Water Use. The use of potable water shall be authorized where necessary to address an immediate health and safety need or to comply with a term or condition in a permit issued by a state or federal agency.

Sec. 11. A new Subsection 99.04.304.2 is added to the Los Angeles Municipal Code to read as follows:

99.04.304.2. Irrigation Controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.

2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

Sec. 12. A new Subsection 99.04.304.3 is added to the Los Angeles Municipal Code to read as follows:

99.04.304.3. Metering Outdoor Water Use. A landscape water meter provided by the City of Los Angeles Department of Water and Power shall be installed for landscape irrigation for the following:

1. New construction projects, as defined by the California Department of Water Resources Model Water Efficient Landscape Ordinance, with aggregate landscape area over 500 square feet.
2. When required by the California Department of Water Resources Model Water Efficient Landscape Ordinance.
3. Additions and alterations, with a valuation of \$200,000 or more, where the entire potable water system is replaced, including all underground piping to the existing meter.

Sec. 13. A new Subsection 99.04.304.4 is added to the Los Angeles Municipal Code to read as follows:

99.04.304.4. Exterior Faucets. Locks shall be installed on all publicly accessible exterior faucets and hose bibs.

EXCEPTION: Single family dwellings.

Sec. 14. A new Subsection 99.04.304.5 is added to the Los Angeles Municipal Code to read as follows:

99.04.304.5. Swimming Pool Covers. For one- and two-family dwellings, any permanently installed outdoor in-ground swimming pool or spa shall be equipped with a cover having a manual or power-operated reel system. For irregular-shaped pools where it is infeasible to cover 100 percent of the pool due to its irregular shape, a minimum of 80 percent of the pool shall be covered.

EXCEPTION: Additions or alterations to existing swimming pools and spas with a building valuation not exceeding \$25,000.

Note: Safety pool covers installed pursuant to the exception to Section 91.3109.4 of the Los Angeles Building Code shall meet the requirements of ASTM F 1346.

Sec. 15. A new Section 99.04.305 is added to the Los Angeles Municipal Code to read as follows:

SEC. 99.04.305. WATER REUSE SYSTEMS.

99.04.305.1. Graywater Ready. Alternate waste piping shall be installed to permit the discharge from the clothes washer, bathtub, showers, and bathroom/restroom wash basins to be used for a future graywater irrigation system. The flow from the fixtures shall be piped separately. The point of connection between the graywater piping and other waste piping shall be accessible (as defined in Section 99.02.202) and provided with signage that is satisfactory to the Department.

EXCEPTIONS:

1. Buildings with a graywater system or water reuse system.
2. Sites with landscape areas not exceeding 500 square feet.
3. Projects where graywater systems are not permitted due to geological conditions.
4. Additions and alterations that use the existing building drain.

99.04.305.2. Recycled Water Supply to Fixtures. When City-recycled water is available for use within 200 feet of the property line, 100 percent of water for water closets, urinals, floor drains, and process cooling and heating in that building shall come from City-recycled water. Recycled water systems shall be designed and installed in accordance with the Los Angeles Plumbing Code.

EXCEPTIONS:

1. Additions that use any part of the existing plumbing piping system.
2. Alterations that do not include replacing all of the potable water piping.
3. Where City-recycled water quality has been deemed non-suitable for a particular fixture or equipment, connection to the city is not required. The fixture and/or equipment shall be dual-plumbed to allow for future connection.

99.04.305.3. Cooling Towers [N]. Cooling towers shall comply with Section 99.04.305.3.1 or 99.04.305.3.2.

99.04.305.3.1. Buildings 25 Stories or Less. Buildings of 25 stories or less shall comply with one of the following:

1. Cooling towers shall have a minimum of 6 cycles of concentration (blowdown); or

2. A minimum of 50 percent of makeup water supply to cooling towers shall come from non-potable water sources, including treated backwash.

99.04.305.3.2. Buildings Over 25 Stories. Buildings over 25 stories shall comply with all of the following:

1. Cooling towers shall have a minimum of 6 cycles of concentration (blowdown); and
2. 100 percent of makeup water supply to cooling towers shall come from non-potable water sources, including treated backwash.

EXCEPTION: Where the amount of graywater produced by the plumbing system is insufficient to meet the total makeup water demand, as determined by the Department, potable water can be used to compensate for the deficiency.

99.04.305.4. Groundwater Discharge [N]. Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer.

Sec. 16. A title for Section 99.05.303 of the Los Angeles Municipal Code is added to read as follows:

SEC. 99.05.303. INDOOR WATER USE.

Sec. 17. Subsection 99.05.303.1.1 of the Los Angeles Municipal Code is amended to read as follows:

99.05.303.1.1. New Buildings or Additions in Excess of 50,000 Square Feet. Separate submeters or meters shall be installed as follows:

1. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gallons per day (380 L/day).
2. Where potable water is used for industrial/process uses, for water supplied to the following subsystems:
 - a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
 - b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
 - c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).
3. For each building that uses more than 100 gallons per day on a parcel containing multiple buildings.

Sec. 18. Subsection 99.05.303.2 of the Los Angeles Municipal Code is amended to read as follows:

99.05.303.2. Water Reduction. Each building shall demonstrate a 20-percent overall reduction in potable water use. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Building Standards Code. To comply with this subsection, a calculation demonstrating a 20-percent reduction in the building “water use baseline,” as established in Table 99.05.303.2.2, shall be provided.

EXCEPTIONS:

1. New buildings having a 2” or less water supply and having fixtures and fittings that comply with the maximum flow rate values shown in Table 99.05.303.2.3.
2. Additions and alterations to buildings with fixtures and fittings complying with the maximum flow rate values shown in Table 99.05.303.2.3. This provision shall apply only to new fixtures.
3. Buildings utilizing recycled water in accordance with Section 99.05.305.2.
4. Replacement of plumbing fixtures and fittings.

**TABLE 99.05.303.2.2
WATER USE BASELINE³**

FIXTURE TYPE	BASELINE FLOW RATE	DURATION	DAILY USES	OCCUPANTS ²
Showerheads	2.0 gpm @ 80 psi	5 min.	1	X ^{2a}
Lavatory Faucets, Non-Residential	0.5 gpm @ 60 psi	.25 min.	3	X
Kitchen Faucets	1.8 gpm @ 60psi	4 min.	1	X ^{2b}
Metering Faucets	0.25 gallons/cycle		3	X
Water Closets	1.28 gallons/flush	1 flush	1 male ¹ 3 female	X
Urinals	0.125 gallons/flush	1 flush	2 male	X

Fixture “Water Use” = Flow rate X Duration X Occupants X Daily uses

1. The daily use number shall be increased to three if urinals are not installed in the room.
2. Refer to Table A, Chapter 4 of the Los Angeles Plumbing Code, for occupant load factors.
 - a. Shower use by occupants depends on the type of use of a building or portion of a building. For example, the total occupant load for a health club, but only a fraction of the occupants in an office building as determined by the anticipated number of users.
 - b. Kitchen faucet use is determined by the occupant load of the area served by the fixture.
3. Use Worksheet WS-1 of the 2013 CALGreen Code to calculate baseline water use.

**TABLE 99.05.303.2.3
WATER REDUCTION FIXTURE FLOW RATES**

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Lavatory Faucets, Non-Residential*	0.4 gpm @ 60 psi
Kitchen Faucets**	1.50 gpm @ 60 psi
Showerheads	1.8 gpm @ 80 psi
Dishwashers	ENERGY-STAR certified
Clothes Washers	ENERGY-STAR certified

** Not required if using nonwater urinals throughout the project*

*** Kitchen faucets may temporarily increase the flow to 2.2 gpm at 60psi, and must default to 1.5gpm at 60psi. This requirement does not apply to a faucet in commercial kitchens.*

Sec. 19. Subsection 99.05.303.2.1 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 20. Section 99.05.304 of the Los Angeles Municipal Code is amended to read as follows:

99.05.304.1. Outdoor Water Use in Landscape Areas 2,500 Square Feet or Greater.

[BSC] When water is used for outdoor irrigation for landscape projects 2,500 square feet or greater, one of the following shall apply:

1. A local water efficient landscape ordinance that is, based on evidence in the record, at least as effective in conserving water as the updated model ordinance adopted by the Department of Water Resources per Government Code Section 65595 (c) including an evapotranspiration adjustment factor (ETAF) of 0.55 and an additional water allowance for special landscape areas (SLA) of 0.45.

2. The California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations including an evapotranspiration adjustment factor (ETAF) of 0.55 and an additional water allowance for special landscape areas (SLA) of 0.45.

Notes:

1. MWELo prescriptive measures are listed in Sections 492.4 through 492.8, 492.10 and 492.11 of the Chapter 2.7, Division 2, Title 23, available at the following link:

<http://www.water.ca.gov/wateruseefficiency/docs/WaterOrdSec492.cfm>

2. The Department of Water Resources (DWR) landscape ordinance webpage is available at the following link:

<http://water.ca.gov/wateruseefficiency/landscapeordinance/>

3. The water budget calculator for use with the 0.55 ETAF is available at the following link:

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

99.05.304.2. Methods to Reduce Potable Water Use. [BSC] Permitted methods to reduce potable water use in landscape areas include but are not limited to:

1. Use of captured rainwater, recycled water, or graywater designed per the Los Angeles Plumbing Code.

a. The use of potable water may be used as a back-up water supply for on-site water recycling and/or reuse systems may be allowed by the Authority Having Jurisdiction (AHJ), provided that it can be demonstrated to the AHJ that the amount of potable water used as back-up in the water recycle or reuse system is less than that which would have been used by other means authorized by the AHJ.

2. Water treated for irrigation purposes and conveyed by a water district or public entity.

99.5.304.2.1. Authorized Potable Water Use. The use of potable water shall be authorized where necessary to address an immediate health and safety need or to comply with a term or condition in a permit issued by a state or federal agency.

99.05.304.3. Outdoor Water Use in Landscape Areas over 1,000 to 2,500 Square Feet. [BSC] When water is used for outdoor irrigation for landscape projects at least 1,000 square feet but no more than 2,500 square feet, the following shall apply:

99.05.304.3.1. Irrigation Controller and Sensor Application. In new nonresidential construction or building addition or alteration with at least 1,000 but no more than 2,500 square feet of cumulative landscaped area (the level at which MWELo applies), install irrigation controllers and sensors which include the following criteria, and meet manufacturer's recommendations.

99.5.304.3.2. Controllers. Automatic irrigation system controllers at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

99.05.304.4. Outdoor Water Use Meters. For new water service or for addition or alteration requiring upgraded water service for landscaped areas of at least 1,000 square feet but not more than 5,000 square feet (the level at which Water Code § 535 applies), separate submeters or metering devices shall be installed for outdoor water use.

Sec. 21. A new Subsection 99.05.304.5 is added to the Los Angeles Municipal Code to read as follows:

99.05.304.5. Exterior Faucets. Locks shall be installed on all publicly accessible exterior faucets and hose bibs.

Sec. 22. A new Section 99.05.305 is added to the Los Angeles Municipal Code to read as follows:

SEC. 99.05.305. WATER REUSE SYSTEMS.

99.05.305.1. Graywater Ready. Alternate waste piping shall be installed to permit the discharge from the clothes washer, bathtub, showers, and bathroom/restroom wash basins to be used for a future graywater irrigation system. The flow from the fixtures shall be piped separately. The point of connection between the graywater piping and other waste piping shall be accessible (as defined in Section 99.02.202) and provided with signage that is satisfactory to the Department.

EXCEPTIONS:

1. Buildings with a graywater system or water reuse system.
2. Sites with landscape areas not exceeding 500 square feet.
3. Projects where graywater systems are not permitted due to geological conditions.
4. Additions and alterations that use the existing building drain.

99.05.305.2. Recycled Water Supply to Fixtures. When City-recycled water is available within 200 feet of the property line, 100 percent of water for water closets, urinals, floor drains, and process cooling and heating in that building shall come from City-recycled water. Recycled water systems shall be designed and installed in accordance with the Los Angeles Plumbing Code.

EXCEPTIONS:

1. Additions that use any part of the existing plumbing piping system.
2. Alterations that do not include replacing all of the potable water piping.
3. Where City-recycled water quality has been deemed non-suitable for a particular fixture or equipment, the fixture and/or equipment shall be dual-plumbed for future connection.

99.05.305.3. Cooling Towers [N]. Cooling towers shall comply with one of the following:

1. Cooling towers shall have a minimum of 6 cycles of concentration (blowdown); or
2. A minimum of 50 percent of makeup water supply shall come from non-potable water sources, including treated backwash.

99.05.305.4. Groundwater Discharge [N]. Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer.

Sec. 23. Subsection A4.305.2 of Section 99.11.102 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 24. Subsection A5.303.5 of Section 99.12.102. of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 25. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk

By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
MONICA D. CASTILLO
Deputy City Attorney

Date 4/11/14

File No. CF 15-0458